067.A	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,000 / 729,000
					USE VALUE:	729,000 / 729,000
					ASSESSED:	729,000 / 729,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIPANI JOSEPHINE R
Owner 2:	
Owner 3:	
Street 1:	16 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,780 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1228 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6780.000	292,600		436,400	729,000
Total Card	0.156	292,600		436,400	729,000
Total Parcel	0.156	292,600		436,400	729,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 593.65 | /Parcel: 593.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128944
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!5824!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,700	0	6,780.	436,400	729,100	729,100	Year End Roll	12/18/2019
2019	101	FV	225,100	0	6,780.	405,200	630,300	630,300	Year End Roll	1/3/2019
2018	101	FV	225,100	0	6,780.	405,200	630,300	630,300	Year End Roll	12/20/2017
2017	101	FV	225,100	0	6,780.	355,300	580,400	580,400	Year End Roll	1/3/2017
2016	101	FV	225,100	0	6,780.	324,200	549,300	549,300	Year End	1/4/2016
2015	101	FV	211,000	0	6,780.	286,800	497,800	497,800	Year End Roll	12/11/2014
2014	101	FV	211,000	0	6,780.	271,200	482,200	482,200	Year End Roll	12/16/2013
2013	101	FV	211,000	0	6,780.	258,100	469,100	469,100		12/13/2012

PRINT

Date	Time
12/10/20	20:39:43

LAST REV

Date	Time
02/12/19	12:25:00
ekelly	
5824	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10314-64		7/17/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2005	94	Re-Roof	6,875	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	372	PATRIOT
9/26/2005	Permit Visit	BR	B Rossignol
1/11/2000	Inspected	276	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
2/23/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	70.	0.92	12									436,380						436,400	

Total AC/HA: 0.15565 | Total SF/SM: 6780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,380 | Spl Credit | Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22439814
Const Adj.:	0.99742496
Adj $ / SQ:	128.231
Other Features:	71182
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328073
Depreciation:	35432
Depreciated Total:	292641

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

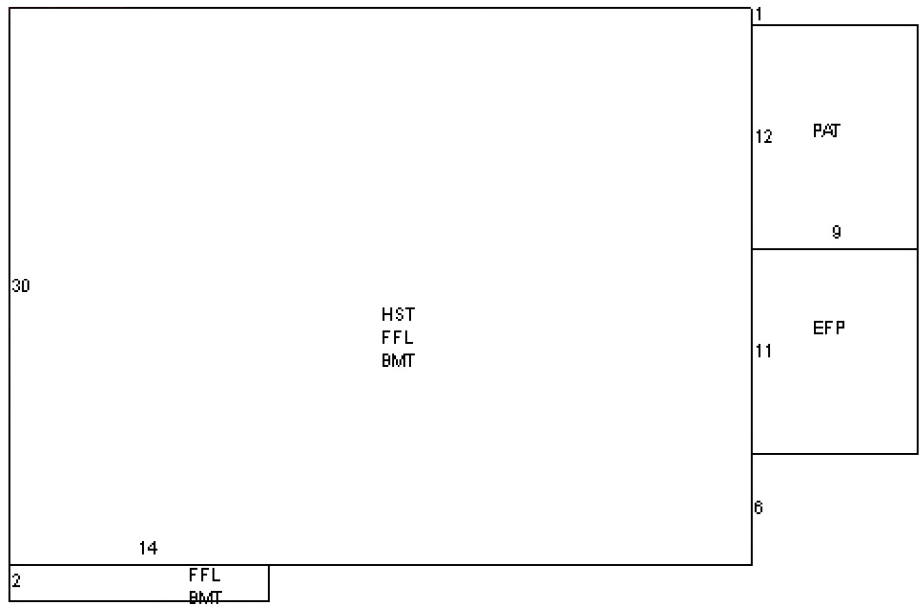
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.23
Special Features:	0	Val/Su Net:	89.67
Final Total:	292600	Val/Su SzAd	160.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	38.470	47,240
FFL	First Floor	1,228	128.230	157,467
HST	Half Story	600	76.940	46,163
PAT	Patio	108	5.710	616
EFP	Enclos Porch	99	54.580	5,404
	Net Sketched Area:	3,263	Total:	256,890
Size Ad	1828	Gross Are	3863	FinArea 1228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: